

LAKESIDE VILLAGE PARCEL OWNERS ASSOCIATION

ARCHITECTURAL GUIDELINES

The following architectural guidelines have been approved by the Board of Directors (The Board) of Lakeside Village Parcel Owners Association (The Association). The guidelines should be looked upon as protective rather than restrictive. They are designed to enhance the quality of life for individuals living within The Association by protecting the property values and safety of all residents and owners.

These guidelines attempt to address a broad range of modifications to property for which the owner must submit an application to The Board and or Architectural Control Committee (ACC). It is not intended to create, nor should it be construed to constitute, a contract between The Association and the owner. The policies and procedures apply to all owners without regard to race, color, religion, national origin, age, sex or citizenship. Application Federal and State law or County ordinances will prevail where it conflicts with any provision of these guidelines.

The Board and or ACC shall perform the following activities in furtherance of its responsibilities:

- Review and approve, disapprove or modify written applications submitted by owners for improvement or additions to their lots;
- Conduct periodic inspections to determine compliance with the architectural standards and approved plans for alterations;
- Adopt architectural guidelines, subject to confirmation by The Board;
- Adopt procedures for the exercise of its duties, and
- Maintain complete and accurate records of all actions taken.

Property owners should first consult the Permanent Declaration of Covenants, Conditions and Restrictions of Lakeside Village Parcel Owners before requesting improvements or changes. Property owners must submit an "Improvement Request Form" prior to any work commencing on their lot. The request must state the details of the intended change, improvement or need for variance and attach samples or plans to more clearly describe the projected change or addition. No work should begin until the owner received written approval from The Board.

NOTE: If any change, improvement or action in variance from the covenants is taken prior to written approval by The Board, The Board has the right to require the owner to remove the improvement(s) and/or change(s) from the property.

GUIDELINES

Landscape improvements *normally not* requiring a written application, include:

1. Single specimen planting, such as annuals and perennials;
2. Application of ground cover on individual lots, such as pine straw and chip mulch;
3. Landscaping lighting installed to highlight landscaping;

4. Trees consistent with the theme of the village. Have a good understanding of the mature size of the trees before planting. All trees must be located so as not to obstruct walkways, nor encroach on neighboring property or obstruct the sight lines for vehicular traffic;
5. Placement of like kind and size plant material.

Improvements **requiring** a written application, include:

1. A proposed improvement which is of such a scale or type as to be inconsistent with the existing design feature of the village;
2. Outbuilding for storage, utility or garage purposes;
3. Tin and metal roofs;
4. Deck, porch, sun porch and/or sun room, and gazebos;
5. Enclosure of existing deck, porch, sun porch or sun room;

FENCES

Fences are allowed. Fencing, not exceeding 4 feet in height, may be erected on parcels with Board approval. Each lot is different and not all fencing may be approved for all lots.

CONSTRUCTION REQUIREMENTS

1. Plans for all structures, including but not limited to, screened rooms, porches, decks, patios, storage buildings, and gazebos, must be submitted to The Board/ACC for approval.
2. Lot owner must have a posted building permit from Union County covering **each** project, if required by Union County. *
3. Once ground is broken on any structural project, said project must be completed within 60 days.
4. One or more improvements or outbuildings may be erected or placed upon a parcel for storage, utility or garage purposes. Provided said improvements is not occupied as living quarters.
5. All improvements shall be permanent in nature and all materials shall be comparable to and compatible to the finished exterior building materials used in construction of the main dwelling.
6. All dwelling and dwelling related improvements and appurtenances shall be fully finished on the exterior, with no exposed or unpainted foundation, concrete blocks, siding or other unfinished building materials.
7. Lot owner must take whatever steps necessary to determine before digging or driving an object into the ground, that the action will not rupture or interfere with any underground cables or pipes. The lot owner shall be responsible for any required repairs as a result of digging or driving an object into the ground.

*check website <http://www.unioncountyga.gov/building-development/building-permits/> to see if a permit is required for your improvement